

Notice of Complete Application and Public Meeting to Consider an Application for Zoning By-law Amendment

Take Notice that the Municipality of Chatham-Kent has received a complete application for Zoning By-law Amendment (**File D-14 C/08/25/H**) under Section 34 of the Planning Act, R.S.O.1990, c.P.13, as amended, concerning property located at 23211 Walker Road, in Part of Lot 35, Plan 779; Part 1, Plan 24R-11053, in the Community of Chatham (City).

And Take Further Notice that an application under the above file number will be heard by Municipal Council on the date and at the time shown below:

Date: **Monday, March 17, 2025**
Time: **6:00 p.m.**
Location: **Chatham-Kent Civic Centre, Council Chambers**
Address: **315 King Street West, Chatham ON**

Purpose and Effect The subject property is a 0.8 ha (1.9 ac.) industrial lot located on the east side of Walker Road, south of Grand Avenue East, in the Community of Chatham (City) (Roll No. 3650 410 001 01400). The property is designated Employment Area in the Chatham-Kent Official Plan and zoned Holding-General Industrial-1601 (H-M1-1601).

Maple City Electric currently utilizes the subject property for outdoor storage of materials associated with their contracting business. There is a proposal to further development the lot with the following to support this business:

- 166 sq. m (1,800 sq. ft.) office building with 11 off-street parking spaces;
- 1,114 sq. m (11,990 sq. ft.) workshop/warehouse building – this building is intended for storing utility trucks indoors, and the storage of reels and safety equipment; and,
- Outdoor powerline training area.

A conceptual site plan demonstrating how the site is proposed to be developed is included in this notice.

Zoning By-law Amendment

The current H-M1-1601 zone restricts development of buildings or structures over the subject lands until full municipal services are available to the site. At this time, municipal piped water is available along Walker Road but sanitary sewer infrastructure is unavailable, with the closest sanitary main being located along Grand Avenue East. There is currently no plans to extend sanitary sewer infrastructure along Walker Road.

The Zoning By-law Amendment application is seeking to grant flexibility in how the subject property may be utilized, considering the existing servicing challenges. The application is specifically to amend the current H-M1-1601 zone to allow for limited development (warehouse and associated office space) on partial services, until such time as full municipal services are available to the site. For clarity, the Holding Symbol will remain over the subject lands which will not allow uses permitted under the General Industrial (M1) zone until sanitary servicing becomes available to the site, which is in keeping with the intent of the current zoning.

Any Person may attend the public meeting and/or make written representation in support of or in opposition to the proposed zoning by-law amendment.

Any Person may attend the public meeting and/or make written representation in support of or in opposition to the proposed zoning by-law amendment. Those who wish to address Council respecting this matter are requested to notify the Municipal Clerk's Office by telephone prior to the meeting.

If You Wish to be notified of the decision of the Corporation of the Municipality of Chatham-Kent on the proposed zoning by-law amendment, you must make a written request to the **Municipal Clerk, Municipality of Chatham-Kent, at the address below.**

If a Specified Person or Public Body would otherwise have an ability to appeal the decision of Council of the Municipality of Chatham-Kent to the Ontario Land Tribunal but the person or public body does not make oral submissions at the public meeting or make a written submission to the Corporation of the Municipality of Chatham-Kent before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a **Specified Person or Public Body** does not make oral submissions at the public meeting or make a written submission to the Municipal Clerk of the Corporation of the Municipality of Chatham-Kent, before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For Additional Information regarding the application contact the above address.

A hard copy of the submission items are available for inspection at the Civic Centre (2nd Floor, Planning Services), 315 King Street West, Chatham. We cannot guarantee the exact time the application will be considered by Council as the time varies depending on the number of items on the agenda and the complexity of each application brought forward.

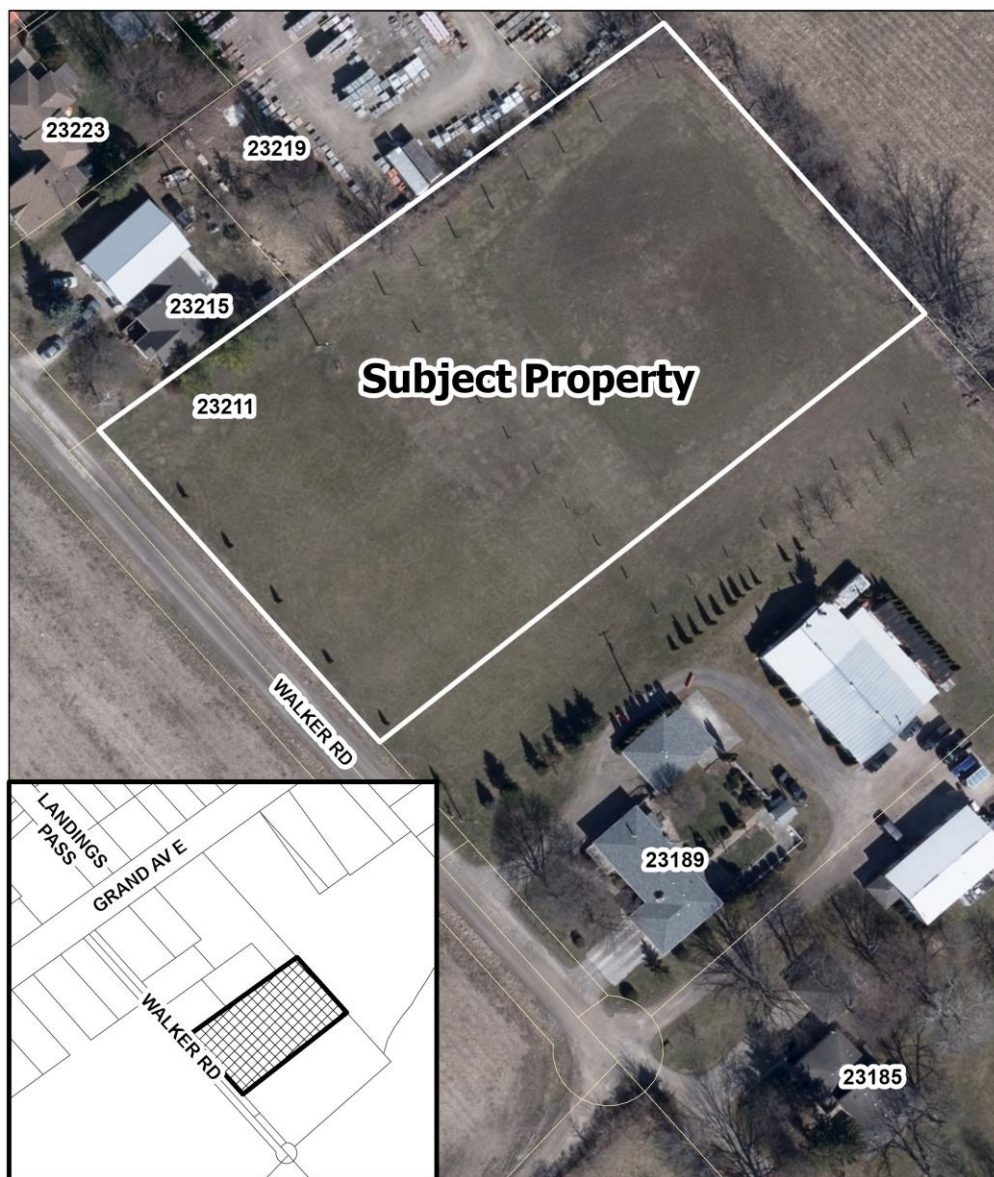
Watch the Live Stream:

- Chatham-Kent's Facebook Page: <https://www.facebook.com/MunicCK/>
- YourTV CK's Facebook Page: <https://www.facebook.com/yourtvck/>
- YourTV CK's YouTube Channel: <https://www.youtube.com/channel/UCnCcQH9gITEm2qlumbLmZqEg>
- You may also watch the broadcast on YourTV on television.

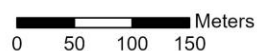
Dated at the Municipality of Chatham-Kent this 25th day of February, 2025.

Municipal Clerk's Office
Municipality of Chatham-Kent
315 King Street West, PO Box 640
Chatham ON N7M 5K8
Phone: 519.360.1998
Fax: 519.436.3237
Email: CKclerk@chatham-kent.ca

Key Map



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Conceptual Site Plan

